Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Fred Nelson & Gloria Nelson 1000 Riverchase Parkway W Hoover, AL 35244

STATE OF ALABAMA	
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED NINETEEN THOUSAND AND NO/100 DOLLARS (\$519,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, QUINTON COKER and AMY PIPPIN nka AMY COKER, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, FRED NELSON and GLORIA NELSON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of First Addition Riverchase Country Club, as recorded in Map Book 7, Page 115, int eh Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$519,000.00 of the above-recited consideration is being paid in cash.

Amy Pippin and Amy Coker are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of May, 2024.

QUINTON COKER

AMY COKER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **QUINTON COKER and AMY COKER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

MITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of May, 2024.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD

NOTARY PUBLIC

ALABAMA STATE AT LARGE

COMM-EXP. 08/15/26

Real Estate Sales Validation Form

		This Document must be filed in accordan	ce with Code of Alabama 1975, Section 40-22-1
Grant	or's Name	QUINTON COKER and AMY PIPPIN COKER	FRED NELSON and GLORIA Grantee's NameNELSON
Mailin	g Address	1000 RIVERCHASE PKWY W HOOVER, AL 35244	Mailing Address 1000 RIVERCHASE PKWY W HOOVER, AL 35244
Prope	erty Address	1000 RIVERCHASE PKWY W HOOVER, AL 35244	Date of SaleMay 29, 2024
			Total Purchase Price\$519,000.00
			or Actual Value \$
			or Assessor's Market Value \$
		e or actual value claimed on this form ca of documentary evidence is not required	n be verified in the following documentary evidence: (check
Bill of Sale			Appraisal
	Sales Contra Closing State		Other
	conveyance form is not r	equired.	ains all of the required information referenced above, the filing
			ructions
	or's name an nt mailing add		the person or persons conveying interest to property and their
Grant conve		nd mailing address - provide the name of	the person or persons to whom interest to property is being
		the physical address of the property beinerty was conveyed.	ng conveyed, if available. Date of Sale - the date on which
		ce - the total amount paid for the purchasted for record.	se of the property, both real and personal, being conveyed by
instru		for record. This may be evidenced by ar	e of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's
valuat	ion, of the pr	operty as determined by the local official	ne current estimate of fair market value, excluding current use charged with the responsibility of valuing property for property pursuant to Code of Alabama 1975 § 40-22-1(h).
furthe	r understand		rmation contained in this document is true and accurate. I s form may result in the imposition of the penalty indicated in
Date			
	May 29, 20	<u> </u>	Print Malcolm S. McLeod
	_Unattested	(verified by)	Sign (Grantor/Grantee/Owner/Agent) circle one
		Filed and Recorded Official Public Recorded Judge of Probate, S Clerk Shelby County, AL	

05/30/2024 09:36:18 AM

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\$548.00 JOANN

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